

Parkland Addition Replat E

City of El Paso — City Plan Commission — 2/8/2018

SUSU18-00007 — Resubdivision Combination



STAFF CONTACT: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov

PROPERTY OWNER: EP Dyer Renal Construction LLC.

REPRESENTATIVE: Brock & Bustillos Inc.

LOCATION: North of Woodrow Bean & East of McCombs, District 4

ACREAGE: 2.7548

VESTED: No

PARK FEES REQUIRED: \$53,720

EXCEPTION/MODIFICATION REQUEST: To waive a 5' landscape parkway.

RELATED APPLICATIONS: N/A

PUBLIC INPUT: N/A

STAFF RECOMMENDATION: Approval

SUMMARY OF REQUEST: The applicant proposes to resubdivide 2.7548 acres into one lot. The purpose of the replat is to create one lot from two existing parcels. Access to the subdivision is from Dyer Street and Pheasant Road. This development is being reviewed under the current subdivision code.

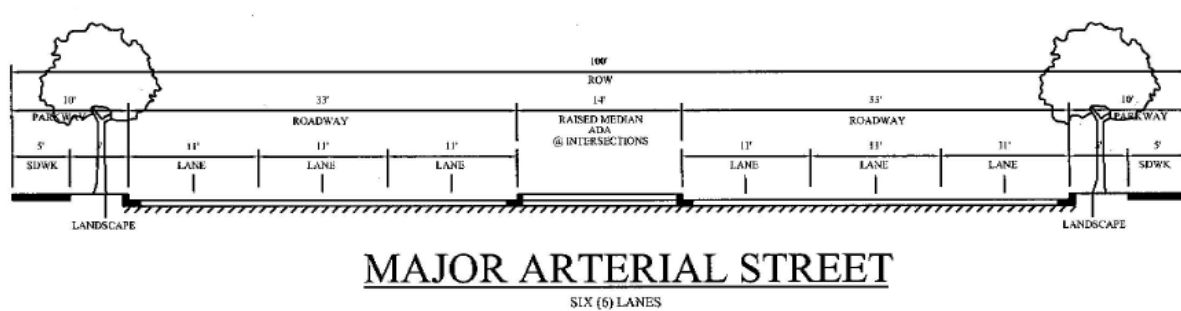
SUMMARY OF RECOMMENDATION: Planning staff recommends approval of Parkland Addition Replat E on a Resubdivision basis.



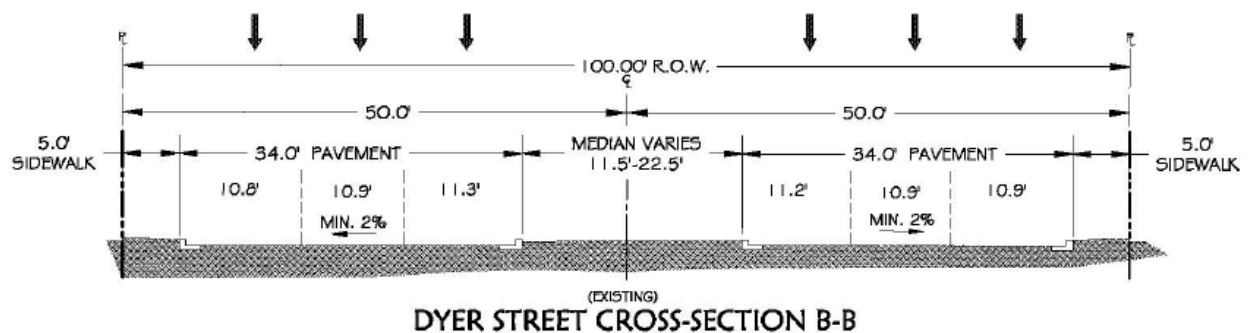
DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

- To waive a 5' landscape parkway along Dyer Street.
 - Currently, there is no landscape parkway.

PROPOSED



EXISTING



The applicant does not meet the criteria under Section 19.10.050 (Roadway participation policies – Improvement of roads and utilities within and or abutting the subdivision) for requesting exceptions. The section reads as follows:

Section 19.10.050.A

1. The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:
 - a. Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.

The subject property is located on TxDOT right-of-way.



RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G3, Post-war

GOAL 2.1:	
The City should change its growth pattern away from continuous outward expansion and toward integrated growth that minimizes environmental change, reduces the need for excessive travel by private automobile, and can be served by public transportation.	
GOAL 2.2:	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
POLICY	DOES IT COMPLY?
Policy 2.1.6: Development is encouraged along existing or planned bicycle networks where additional segments and/or secure bicycle storage can be added to the network.	No, the applicant is not developing along an existing bicycle facility.
Policy 2.2.6: The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.	Yes, the applicant is creating additions to existing neighborhoods.

NEIGHBORHOOD CHARACTER: Subject property is zoned C-3(Commercial). Properties adjacent to the subject property are zoned R-4(Residential) and C-3 (Commercial). Surrounding land uses are residential and commercial. The nearest school is Parkland High (0.49 miles). The nearest park is Franklin (0.41 miles). This property is not located within any Impact Fee Service Area.

COMMENT FROM THE PUBLIC:

N/A

STAFF COMMENTS:

Planning staff recommends approval of Parkland Addition Replat E.

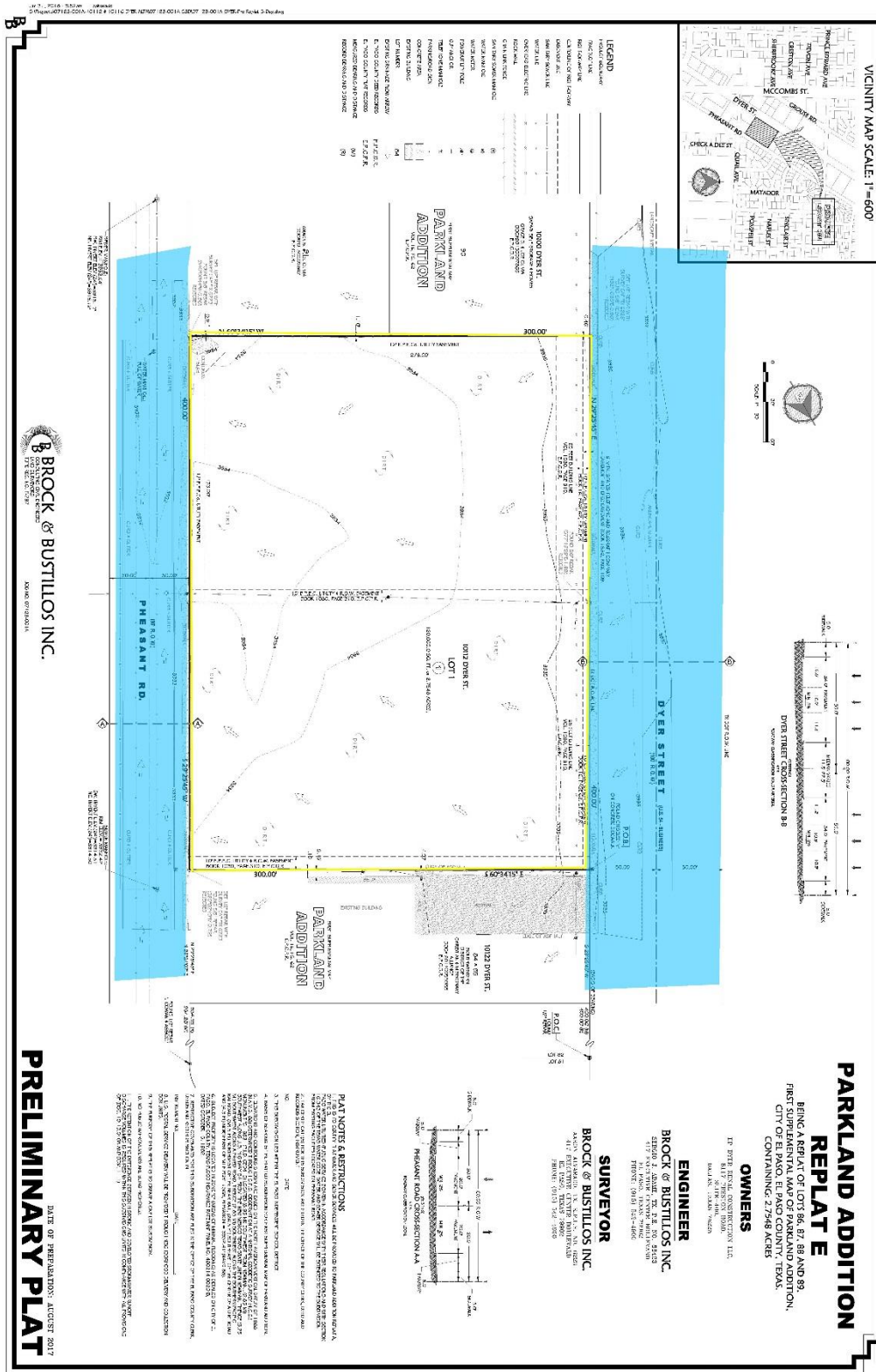
PLAT EXPIRATION:

This application will expire on February 8, 2021, pursuant to Section 19.04.060 (Expiration and extension). If the final plat is not recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

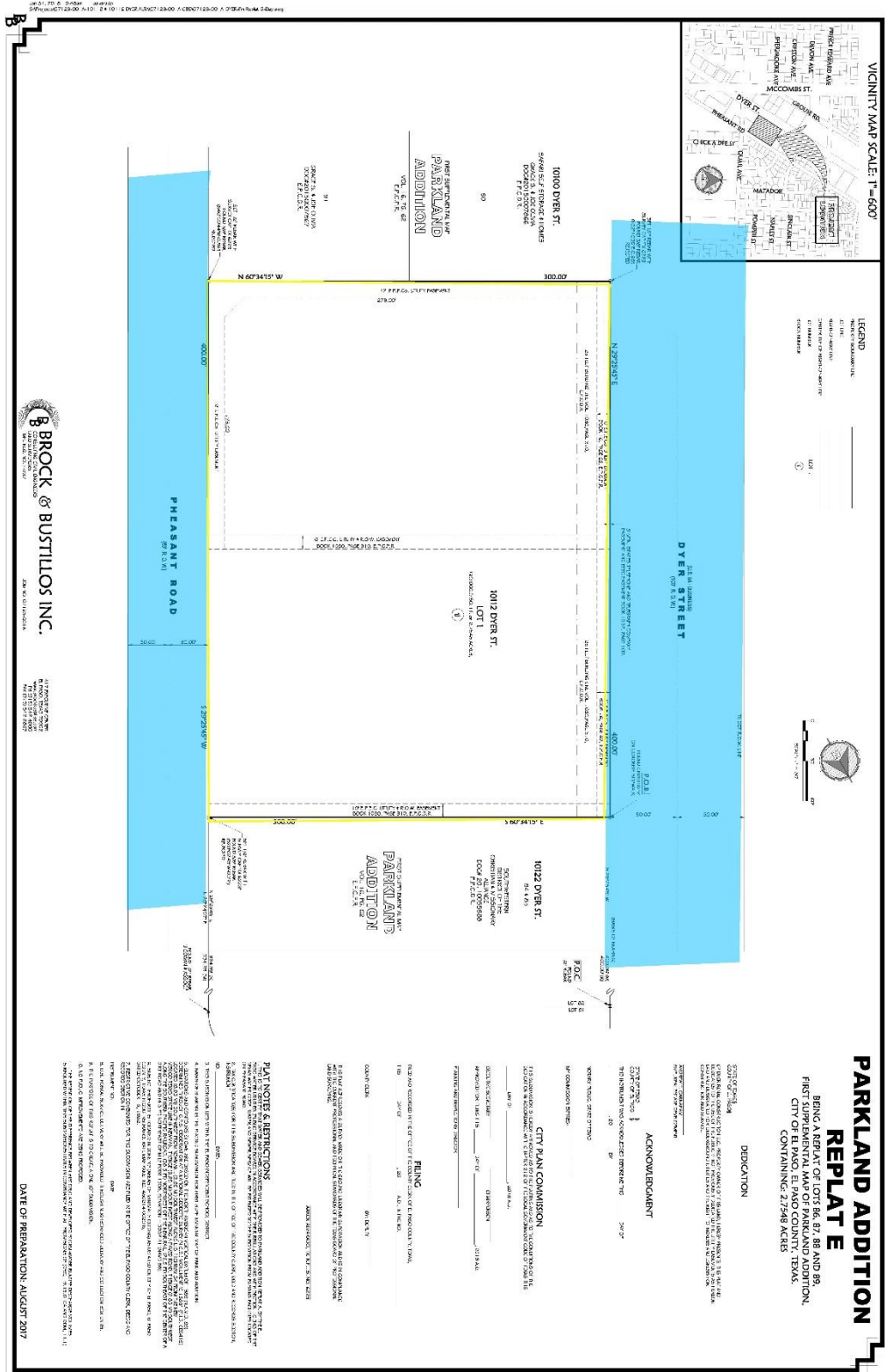
ATTACHMENTS:

1. Preliminary plat
2. Final plat
3. Exception Letter
4. Application
5. Department Comments

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ROMAN BUSTILLOS, P.E.
President
RANDY P. BROCK, P.E.
Executive Vice President
SERGIO J. ADAME, P.E.
Vice President - Engineering
AARON ALVARADO, R.P.L.S.
Vice President - Surveying
ISAAC CAMACHO, R.P.L.S.
Survey Manager
TBPE Reg. No. F-737
TBPLS Reg. No. 101314-00

January 18, 2018

Jim Henry
Senior Planner
City of El Paso, Planning & Inspections Department

RE: Waiver to ROW Improvements along Dyer Street.

Mr. Henry,

El Paso Renal Construction LLC, is in the process constructing a new dialysis center at 10112 Dyer St. The building is being constructed on lots 86-89 of the Parkland Addition Subdivision. The lots are being replatted into a single lot to fulfill the procedural requirements of city code. In accordance with 19.10.050 El Paso Renal Construction LLC, requests a waiver to all required improvements along Dyer Street. The existing street is part of TXDOT ROW and the improvements requested by the City Code would be deviating from the intended roadway cross section TXDOT has implemented. Furthermore, TXDOT only approved the construction of a single driveway within their ROW.

El Paso Renal Construction LLC maintains that granting of this waiver will not be detrimental to the public health, safety or welfare, or injurious to other property within the area. Additionally, the degree of variation requested is the minimum amount necessary to meet the needs of the standards in this title.

Sincerely,

BROCK & BUSTILLOS INC.



Sergio J. Adame, P.E., CNU-A
Project Manager

cc: Alan Morris, PCI HealthDev

417 Executive Center Blvd. • El Paso, Texas 79902 • P - (915) 542-4900 • F - (915) 542-2867 • www.brockbustillos.com

S:\Projects\07123-001A-10112 & 10116 DYER ALTA\ADMIN\Applications\2018-0118-ROW Improvements Waiver Request.docx

ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 01/18/2018

FILE NO. SUSU18-00007

SUBDIVISION NAME: Parkland Addition Replat E

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Lots 86, 87, 88, and 89, first supplemental map of Parkland Addition.
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	<u>2.7548</u>	<u>1</u>	Total No. Sites	<u>1</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>2.7548</u>	_____
3. What is existing zoning of the above described property? C-3 Proposed zoning? C-3
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
On-site ponding
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: Requesting waiver for Dyer Road Improvements.
10. Improvement Plans submitted? Yes _____ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record: EP Dyer Renal Construction LLC 8117 Preston Road Ste 400 Dallas, TX 75225
(Name & Address) (Zip) (Phone)
13. Developer: PCI HealthDev 12655 N. Central Expressway Ste 200 Dallas, TX 75243 (817) 532-2112
(Name & Address) (Zip) (Phone)
14. Engineer: Brock & Bustillos Inc. 417 Executive Center Blvd El Paso, Texas 79902 (915) 542-4900
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3%
technology fee has been added to all
Planning application fees.*

OWNER SIGNATURE: 

REPRESENTATIVE: 

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 5

PLANNING AND INSPECTION DEPARTMENT – PLANNING:

Developer/Engineer shall address the following comments:

- Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
- Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT:

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

- No objections to proposed plat.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS:

We have reviewed **Parkland Addition Replat "E"**, a resubdivision combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is composed of one (1) **2.7548 acre** lot zoned "C-3" meeting the requirements for Non-residential uses (General commercial) as well as for Residential dwellings use (Multi-family) restricted to a maximum of 29 dwelling units however.

Per Section 19.20.030 (A)(1)(d) with the filing of the final plat, subdivider has failed to provide any legal instrument / documentation to waive the gross density permitted by the zoning classification on the property; therefore, "Park fees" will be assessed based on gross density and Applicant shall be required to pay "Park fees" in the amount of **\$53,720.00** calculated as follows:

Subdivision acreage **2.7548** @ maximum 29 units per acre = 79.89 dwellings
79 Multi-family dwellings @ a \$680.00 per unit = **\$53,720.00**

Please allocate any generated funds under Park Zone: **NE-5**

Nearest Park: **Franklin Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

TxDOT

The only work to be done on TxDOT right-of-way is a 25' driveway. ROW is limited in the area, therefore, the only work to be done is the construction of a driveway and if any section of the existing sidewalk is damaged or is in bad condition it will have to be replaced, otherwise, no other work was required by TxDOT. If the City of El Paso is requesting improvements outside our ROW, we have no comment.

EL PASO WATER:

We have reviewed the subdivision referenced above and provide the following comments:

WPWater does not object to this request.

Water:

There is an existing 16-inch diameter water main that extends along Dyer Street. This main is not available for service. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.

There is an existing 8-inch diameter water main that extends along Pheasant Road, located approximately 10-feet east of the right-of-way centerline. This main is available for service and main extensions.

There is an existing 36-inch diameter water main that extends along Pheasant Road. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.

Previous water pressure from fire hydrant #823 located on Dyer at 730-feet north of the intersection of Quail Avenue and Dyer Street, has yielded a static pressure of 100 psi, a residual pressure of 98 psi, and a discharge of 919 gallons per minute.

The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along Pheasant Road, located approximately 22-feet east of the right-of-way centerline. This main is available for service.

There is an existing 21-inch diameter sanitary sewer along Pheasant Road located approximately 5-feet east of right-of-way centerline. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.

General:

Dyer Street is a Texas Department of Transportation (TxDOT) right-of-way. All proposed utility work to be performed within Dyer Street of right-of-way requires written permission from TxDOT.

EPWater-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water – Public Service Board Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EL PASO ELECTRIC COMPANY:

No comments received.

Central Appraisal District:

Change to Block 1, Lot 1

SUN METRO:

No comments received.